



18-0210PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of Village Park Square, Located on the Southwest Corner of Collin McKinney Parkway and Village Park Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: September 11, 2018

DEPARTMENT: Planning

CONTACT: David Soto, Planner I
Samantha Pickett, AICP, Planning Manager
Jennifer Arnold, AICP, Interim Director of Planning

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing the plat for record:

1. The applicant revise the title block to list the addition name above the lot and block.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: August 02, 2018 (Original Application)
August 27, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat approximately 2.37 acres into one lot for commercial uses. A specific use permit (18-0002SUP) for a daycare on the subject property was approved by City Council on May 15, 2018, and the associated site plan (17-0015SP) was approved on May 30, 2018 by Staff.

PLATTING STATUS: The subject property is currently unplatted. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a certificate of occupancy.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"C1" - Neighborhood Commercial District	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Village Park Subdivision
South	"PD" - Planned Development District Ordinance No. 2015-10-088 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	The Vineyards Phase 2 Subdivision
East	"PD" - Planned Development District Ordinance No. 2002-05-038 (Single Family Residential Uses) and "REC" - Regional Employment Center Overlay District	Village Park Subdivision
West	"C1" - Neighborhood Commercial District	Undeveloped Land

ACCESS/CIRCULATION:

Adjacent Streets: Collin McKinney Parkway, 120' Right-of-Way, Greenway Arterial

Village Park Drive, 60' Right-of-Way, Collector

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of a tree survey or tree preservation plan, as determined by the City Arborist. The applicant will be responsible for applying for all necessary permits for any tree removal that is to occur on site.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along Collin McKinney Parkway and Village Park Drive

Hike and Bike Trails: Not Applicable

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the accompanying plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2017-02-021)

Median Landscape Fees: Required along Collin McKinney Parkway

Park Land Dedication Fees: Not Required

Pro-Rata: As determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)